

**ORDINANCE NO. 20090430-049**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 513 THOMPSON LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2009-0033, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 18, Commerce Square Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 77, Page 278, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 513 Thompson Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

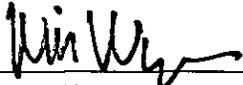
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

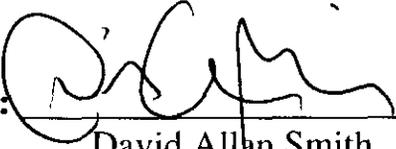
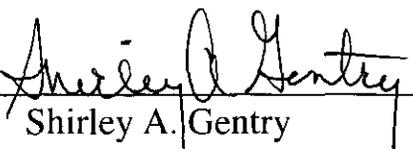
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on May 11, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_ April 30 \_\_\_\_\_, 2009      §  
   §  
   § \_\_\_\_\_   
   Will Wynn  
   Mayor

**APPROVED:**  \_\_\_\_\_ **ATTEST:**  \_\_\_\_\_  
   David Allan Smith     Shirley A. Gentry  
   City Attorney     City Clerk

